



Malden Road, KT4 7NU

Asking Price £1,000,000



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Attractive yet unmodernised 4 bedroom detached family home set on the border of this sought after residential area. Offering genuine potential the house benefits from gas central heating large rooms and period features and is positioned on a bold corner plot on the edge of the sought after Old Malden District. The ground floor of the house is very much open plan with the impress hallway opening onto the reception room. A Kitchen, and ideal family/TV room, or additional bedroom with a shower room at the rear. On the first floor two of the original bedrooms have been combined to provide a master bedroom. There are two further bedrooms, separate WC and Bathroom. Outside, the property offers a very large mature rear garden South West facing with a double width garage accessed from Forest Side. To the side there is a further double length garage and to the front there is off street parking for several cars via the Carriage Drive. There is plenty of scope for extension subject to the usual planning consents and the opportunity to create a fabulous premier residence with genuine "kerb appeal"

- Bold Corner Plot with Development Potential
- Large Open-Plan Reception
- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- Large South West Facing Garden (126ft/38.4m)
- Two Double Garages and Off Street Parking
- No Chain

The property is conveniently situated within walking distance of Worcester Park mainline rail station with regular services to London. The High Street offers a diverse range of shopping from independent to larger brand name stores such as Waitrose and Sainsburys and restaurants such as Pizza Express and Nandos with the usual cafe's and coffee shops, Costa and Cafe Nero as an example. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports. The general area has numerous schools for children of all ages, additionally local buses provide direct links to other schools, such as Tiffin Boys and Girls, Kingston Grammar, Nonsuch and Sutton High.

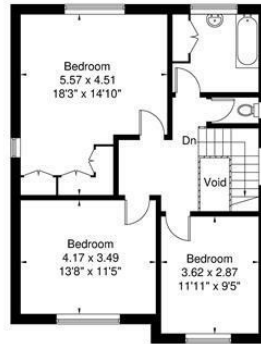
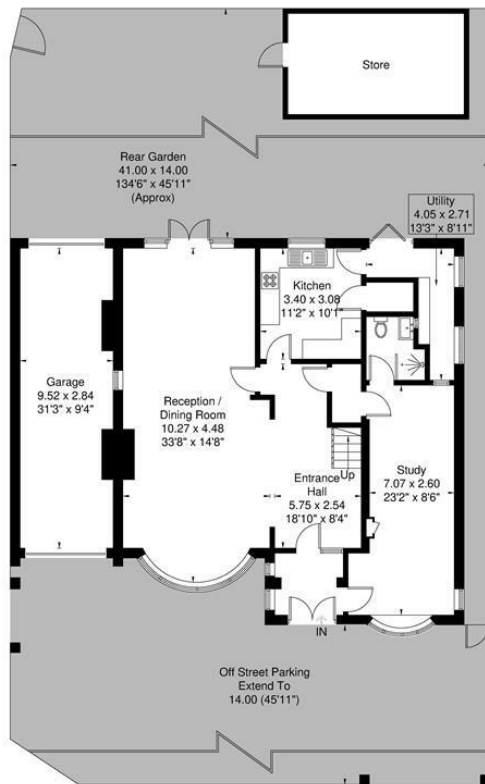
EPC Rating: E

Council Tax Band: G Royal Borough of Kingston Upon Thames



Malden Road KT4

Approximate Gross Internal Area = 176.7 sq m / 1901 sq ft
Garage = 26.2 sq m / 282 sq ft
Total = 202.9 sq m / 2183 sq ft
(Excluding Store)



First Floor
69 sq m / 742 sq ft

Garage 26.2 sq m / 282 sq ft
Ground Floor 107.7 sq m / 1159 sq ft

www.epc.uk.com info@epc.uk.com
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

